

Số: 35/2025/CV-AGI-IR

Tp.HCM, ngày 17 tháng 05 năm 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ

Kính gửi:

- Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

1. Tên tổ chức: **CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA**

Mã chứng khoán : **AGG**

Địa chỉ : 60 Nguyễn Đình Chiểu, Phường Đa Kao, Quận 1, TP. HCM

Điện thoại liên hệ : 028 3930 3366

Email : ir@angia.com.vn

2. Nội dung thông tin công bố:

- Nghị quyết ĐHĐCĐ thường niên 2025 số 10/2025/NQ-AGI ngày 16/05/2025;
- Biên bản họp ĐHĐCĐ thường niên 2025 số 10/2025/NQ-AGI ngày 16/05/2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 17/05/2025 tại đường dẫn <https://angia.com.vn/vi/quan-he-dau-tu.html>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

Đại diện tổ chức

Người UQ CBTT

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)



NGUYỄN THÀNH CHÂU



No.: *10*/2025/NQ-AGI

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, 16th May 2025

RESOLUTION

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

AN GIA INVESTMENT AND REAL ESTATE DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated 17th June 2020 of the National Assembly of the Socialist Republic of Vietnam and its implementing guidelines;
- Pursuant to the Securities Law No. 54/2019/QH14 dated 26th November 2019, effective from 1st January 2021, and its implementing guidelines;
- Pursuant to the Charter of An Gia Investment and Real Estate Development Joint Stock Company;
- Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of An Gia Investment and Real Estate Development Joint Stock Company dated 16th May 2025;
- Pursuant to the Vote Counting Minutes of the 2025 Annual General Meeting of Shareholders of An Gia Investment and Real Estate Development Joint Stock Company dated 16th May 2025;

The 2025 Annual General Meeting of Shareholders ("AGM") of An Gia Investment and Real Estate Development Joint Stock Company ("the Company") hereby adopts the following resolutions:

RESOLUTIONS

Article 1: Approve in its entirety the Board of Directors' Report on 2024 Activities.

Article 2: Approve in its entirety the Report of the Audit Committee and the Report of the Independent Board of Directors Member in the Audit Committee.

Article 3: Approve the 2024 Business Performance Report and the 2025 Business Plan with the following targets:

No.	Indicator	2025 Plan
1	Net revenue from sales and services (VND billion)	800
2	Profit after tax attributable to the parent company (VND billion)	340

Authorize the Board of Directors to decide on the detailed structuring of the Company's asset portfolio (including joint ventures, partnerships, cooperation, and the purchase or sale of Company assets) in accordance with regulations and to undertake necessary actions to achieve the set business results.

Article 4: Approve the 2024 Separate and Consolidated Financial Statements audited by Ernst & Young Vietnam Limited.



Article 5: Approve the principles and proposal for selecting an independent audit firm to audit the Company's 2025 Financial Statements, with the proposed list of audit firms as follows:

1. Ernst & Young Vietnam Limited;
2. PricewaterhouseCoopers Vietnam Limited;
3. KPMG Limited;
4. Deloitte Vietnam Limited.

Authorize the Board of Directors to select one of the above independent audit firms to audit the Company's 2025 Financial Statements.

Article 6: Approve the remuneration for the Board of Directors for 2024 at VND 1,100,000,000 (One billion one hundred million Vietnamese Dong).

Authorize the Board of Directors to allocate remuneration to its members in accordance with regulations and the budget.

Article 7: Approve the plan to retain all distributable accumulated profit after tax for the Company's business and production activities.

The General Meeting of Shareholders authorizes the Board of Directors to decide on details and organize the implementation and execution of necessary tasks related to retaining the entire accumulated after-tax profit for the Company's investment and project development activities

Article 8: Approval of the amendment of the Company's Charter and the issuance of a new Charter as per the Proposal submitted to the General Meeting of Shareholders No. 8.

Article 9: Approval of the amendment of the Internal Governance Regulations and the issuance of new Internal Governance Regulations as per the Proposal submitted to the General Meeting of Shareholders No. 9.

Article 10: Approval of the resignation of Mr. Louis T Nguyen as a member of the Board of Directors for the 2024-2029 term, as per his resignation letter, and the change in the number of members of the Board of Directors for the 2024-2029 term as per the Proposal submitted to the General Meeting of Shareholders No. 10.

Article 11: This Resolution takes effect from the date of signing. The Board of Directors and the Management Board of An Gia Investment and Real Estate Development Joint Stock Company are responsible for implementing this Resolution.

Recipients:

- Board of Directors;
- Management Board;
- Shareholders (for notification);
- Archived: Office,

On behalf of the Annual General Meeting of Shareholders



NGUYEN BA SANG





SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No.: 10/2025/BBH/ĐHĐCĐ-AGI

Ho Chi Minh City, May 16, 2025

MINUTES OF THE MEETING

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

AN GIA INVESTMENT AND DEVELOPMENT REAL ESTATE JOINT STOCK COMPANY (“Company”)

- **Registered Address:** 60 Nguyen Dinh Chieu, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.
- **Business Registration Certificate No.:** 0311500196, first issued by the Department of Planning and Investment of Ho Chi Minh City on January 18, 2012, and amended for the 19th time on November 22, 2024.
- **Time and Venue of the Meeting:** The meeting commenced at 13:30 on May 16, 2025, at the Company’s head office: 60 Nguyen Dinh Chieu, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam.
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PART 1: OPENING SESSION

I. Statement of Purpose

The representative of the Meeting Secretary announced the purpose of convening the meeting: Pursuant to the Company’s Charter and current legal regulations, the Board of Directors convened the 2025 Annual General Meeting of Shareholders (“AGM”) to approve Proposals within its authority.

II. Report on Verification of Shareholders’ Eligibility

The representative of the Meeting Secretary, on behalf of Mr. Tran Dang Khoa – Head of the Shareholder Eligibility Verification Committee, presented the report on the verification of shareholders attending the AGM as of 13:50 on May 16, 2025:

- Total number of eligible shareholders and authorized representatives attending the AGM: 42 persons, holding and representing 94,223,898 voting rights, equivalent to 94,223,898 voting shares, accounting for 57.9739% of the total voting shares of the Company (based on the list of shareholders eligible to attend the AGM compiled by the Vietnam Securities Depository and Clearing Corporation (VSDC) as of the record date of April 18, 2025).
- Pursuant to the Law on Enterprises and the Company's Charter, the AGM can proceed if the number of attending shareholders (either in person or by proxy) represents more than 50% of the total voting rights of the Company. Thus, the 2025 Annual General Meeting of Shareholders of the Company meets the conditions to proceed.

In addition to the shareholders and their authorized representatives, the AGM was also attended by members of the Board of Directors, representatives of government agencies, Ernst & Young Vietnam Limited (the independent auditing firm), representatives of investment funds, securities companies, and other partners.

III. Approval of the Meeting Procedures

The representative of the Meeting Secretary, on behalf of Ms. Le Thi Phuong Thao – Head of the Vote Counting Committee, presented the Meeting Procedures to the AGM. The AGM conducted a public vote and unanimously approved the Meeting Procedures.

IV. Introduction of the Presiding Committee and Chairperson of the AGM; Approval of the Presiding Committee

The Meeting Secretary introduced the Presiding Committee and Chairperson of the AGM as follows:

1. Mr. Nguyen Ba Sang – Chairman of the Board of Directors – Chairperson of the AGM
2. Mr. Do Le Hung – Chairman of the Audit Committee
3. Ms. Huynh Thi Kim Anh – Director of Finance and Investment Division

The AGM conducted a public vote and unanimously approved the Presiding Committee.

V. Nomination and Approval of the Meeting Secretary

The Chairperson of the AGM nominated the Meeting Secretary as follows:

1. Ms. Tran Thi Van – Head
2. Ms. Dao Thi Bich Tram – Member
3. Mr. Bui Chi Hieu – Member

The AGM conducted a public vote and unanimously approved the Meeting Secretary.

VI. Nomination and Approval of the Vote Counting Committee

The Chairperson of the AGM nominated the Vote Counting Committee as follows:

1. Ms. Le Thi Phuong Thao – Head
2. Ms. Le Tung Kim Thuy – Member
3. Ms. Tran Thi Huong – Member

The AGM conducted a public vote and unanimously approved the Vote Counting Committee.

VII. Approval of the AGM Agenda

The AGM conducted a public vote and unanimously approved the AGM Agenda.

Detailed Voting Results for the Approval of the Meeting Procedures, Presiding Committee, Meeting Secretary, and Vote Counting Committee at the AGM:

- **Total number of valid ballots:** 42, representing 94,223,898 voting rights, accounting for 100% of the total voting rights of shareholders attending and voting, and 100% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 42, representing 94,223,898 voting rights, accounting for 100% of the total voting rights of shareholders attending and voting, and 100% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.

Voting method: Voting by raising voting cards.

PART 2: PROCEEDINGS OF THE AGM

PRESENTATION OF REPORTS, PROPOSALS, DISCUSSION, AND VOTING

I. Presentation of Proposals for Shareholder Approval at the AGM

1. **Mr. Nguyen Ba Sang – Chairman of the Board of Directors**, presented the Report on the Board of Directors' activities in 2024 to the AGM. In 2024, the Board of Directors fundamentally fulfilled its functions and duties in accordance with legal regulations and the Company's Charter (the content of the Report is attached to the AGM materials).
2. **Mr. Do Le Hung – Chairman of the Audit Committee**, presented the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors within the Audit Committee to the AGM. The content of the Report is attached to the AGM materials.
3. **Ms. Huynh Thi Kim Anh – Director of Finance and Investment Division**, presented the Report of the Management Board on the 2024 Business Activities and the 2025 Business Plan to the AGM:
 - Report on the Management Board's activities in 2024;
 - 2025 Business Plan with the following targets:

No.	Target	2025 Plan
1	Net revenue from sales and services (VND billion)	800
2	Profit after tax of the parent company (VND billion)	340

- Authorize the Board of Directors to decide in detail on the structuring of the Company's asset portfolio (including joint ventures, partnerships, cooperation, purchase, and sale of the Company's assets) in accordance with regulations and to carry out necessary tasks to achieve the proposed business results.
4. The representative of the Meeting Secretary presented Proposals No. 01, 02, 03 regarding the approval of the Report on the Board of Directors' activities in 2024, the Report of the Audit Committee, the Report of the Independent Member of the Board of Directors within the Audit Committee, the Report on 2024 Business Activities, and the 2025 Business Plan as presented at the AGM (as mentioned above).
 5. The representative of the Meeting Secretary presented Proposal No. 04 regarding the 2024 Separate and Consolidated Financial Statements audited by Ernst & Young Vietnam Limited.

The Company's 2024 Separate and Consolidated Financial Statements were audited by Ernst & Young Vietnam Limited. The Report was presented to the AGM and has been published on the Company's website, the Stock Exchange's website, the State Securities Commission's website, and other mass media outlets.

6. The representative of the Meeting Secretary presented Proposal No. 05 regarding the selection of an auditing firm for the 2025 Financial Statements. Authorize the Board of Directors to select one of the following independent auditing firms to audit the Company's 2025 Financial Statements:
 - a) Ernst & Young Vietnam Limited;
 - b) PricewaterhouseCoopers Vietnam Limited;
 - c) KPMG Limited;
 - d) Deloitte Vietnam Limited.
7. The representative of the Meeting Secretary presented Proposal No. 06 regarding the remuneration of the Board of Directors for 2025:
 - Remuneration of the Board of Directors for 2025: VND 1,100,000,000 (One billion one hundred million Vietnamese Dong);
 - Authorize the Board of Directors to allocate remuneration to its members in accordance with regulations and the budget.
8. The representative of the Meeting Secretary presented Proposal No. 07 regarding the profit distribution plan:

Based on the audited figures by Ernst & Young Vietnam Limited, the accumulated profit after tax available for distribution as of December 31, 2024, is VND 1,291,766,446,760. The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the plan to retain all distributable accumulated profit after tax of the Company for investment and project development activities, and authorizes the Board of Directors to decide in detail and organize the implementation of necessary tasks related to retaining the entire accumulated profit after tax for the Company's business operations.
9. The representative of the Meeting Secretary presented Proposal No. 08 regarding the amendment of the Company's Charter and the issuance of a new Charter (the content of the Proposal is attached to the AGM materials).
10. The representative of the Meeting Secretary presented Proposal No. 09 regarding the amendment of the Internal Governance Regulations and the issuance of new Internal Governance Regulations (the content of the Proposal is attached to the AGM materials).

11. The representative of the Meeting Secretary presented Proposal No. 10 regarding the resignation of a member of the Board of Directors and the change in the number of members of the Board of Directors for the 2024-2029 term:
 - On April 25, 2025, the Company received a resignation letter from Mr. Louis T Nguyen, resigning from his position as a member of the Board of Directors for the 2024-2029 term. The Board of Directors respectfully submits to the AGM for approval the resignation of Mr. Louis T Nguyen as a member of the Board of Directors. The resignation takes effect from the date of approval by the 2025 Annual General Meeting of Shareholders of the Company.
 - The Board of Directors respectfully submits to the AGM for approval the change in the number of members of the Board of Directors for the 2024-2029 term to 03 members, including 1 independent member of the Board of Directors.

II. Voting and Announcement of Voting Results

1. The representative of the Meeting Secretary, on behalf of the Head of the Vote Counting Committee, explained the voting procedure to the AGM.
2. The AGM proceeded with voting by placing ballots in the ballot box.
3. The Vote Counting Committee worked to count the votes.

III. Discussion and Q&A

The Presiding Committee and the AGM listened to and addressed the opinions of shareholders regarding the content of the Reports and Proposals presented at the AGM. The details of the discussions are recorded in the attachment to these Minutes.

IV. Report on Vote Counting Results by the Vote Counting Committee to the AGM

As of 15:10 on May 16, 2025, the number of eligible shareholders and authorized representatives attending the AGM was 58 persons, holding and representing 131,202,776 voting rights, equivalent to 131,202,776 voting shares, accounting for 80.7262% of the total voting shares of the Company.

1. **Announcement of Vote Counting Results for the Approval of Reports/Proposals at the AGM**
 - a. Voting method: Direct secret ballot.
 - b. Vote counting results:
 - **Total number of ballots distributed:** 58, representing 131,202,776 voting rights, accounting for 100.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots collected:** 51, representing 131,202,545 voting rights, accounting for 99.9998% of the total voting rights of attending shareholders.

- **Total number of ballots not collected:** 7, representing 231 voting rights, accounting for 0.0002% of the total voting rights of attending shareholders. Details of the vote counting results for each Proposal are presented in Section V and the detailed Vote Counting Minutes attached.
2. The AGM took a break.

V. Proposals Approved at the AGM and Issued as Resolutions

1. **Approval of the Report on the Board of Directors' Activities in 2024**
Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.
2. **Approval of the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors within the Audit Committee**
Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.

- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

3. **Approval of the Report on 2024 Business Activities and the 2025 Business Plan**

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

4. **Approval of the 2024 Separate and Consolidated Financial Statements Audited by Ernst & Young Vietnam Limited**

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

5. Approval of the Selection of an Auditing Firm for the 2025 Financial Statements

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

6. Approval of the Remuneration of the Board of Directors for 2025

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights,

accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

7. Approval of the Company's Profit Distribution Plan
Voting method: Direct secret ballot.

Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

8. Approval of the Amendment of the Company's Charter and Issuance of a New Charter

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

9. **Approval of the Amendment of the Internal Governance Regulations and Issuance of New Internal Governance Regulations**

Voting method: Direct secret ballot.
Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, this Proposal was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

10. Approval of the Resignation of a Member of the Board of Directors and Change in the Number of Members of the Board of Directors for the 2024-2029 Term

Voting method: Direct secret ballot.

Total number of valid ballots: 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 47, representing 131,182,608 voting rights, accounting for 99.9848% of the total voting rights of shareholders attending and voting, and 99.9846% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 1, representing 135 voting rights, accounting for 0.0001% of the total voting rights of shareholders attending and voting, and 0.0001% of the total voting rights of attending shareholders. Total number of invalid ballots: 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders. Thus, this Proposal was approved with a 99.9848% approval rate of the total voting rights of shareholders attending and voting.

PART 3: APPROVAL OF THE MEETING MINUTES AND AGM RESOLUTION – CLOSURE OF THE AGM

1. The representative of the Meeting Secretary read the entire contents of the Meeting Minutes and the AGM Resolution to the AGM. The AGM approved the Meeting Minutes and the AGM Resolution by raising voting cards, with a 100% approval rate of the total voting rights of all shareholders attending and voting, and a 100% approval rate of the total voting rights of all attending shareholders at the meeting.

Detailed Voting Results for the Approval of the Meeting Minutes and AGM Resolution:

- **Total number of valid ballots:** 58, representing 131,202,776 voting rights, accounting for 100% of the total voting rights of shareholders attending and voting, and 100% of the total voting rights of attending shareholders, of which:

- **Total number of ballots in favor:** 58, representing 131,202,776 voting rights, accounting for 100% of the total voting rights of shareholders attending and voting, and 100% of the total voting rights of attending shareholders.
- **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 0, representing 0 voting rights, accounting for 0% of the total voting rights of shareholders attending and voting, and 0% of the total voting rights of attending shareholders.

Voting method: Voting by raising voting cards.

2. The Chairperson of the AGM, on behalf of the Presiding Committee, declared the closure of the AGM at 16:00 on the same day.

THE SECRETARIAT

TRAN THI VAN

ĐÀO THI BICH TRAM

CHAIRPERSON OF THE AGM



NGUYEN BA SANG

BUI CHI HIEU



VOTE COUNTING MINUTES

2025 Annual General Meeting of Shareholders An Gia Investment and Development Real Estate Joint Stock Company

At 17:58 on May 16, 2025, at 60 Nguyen Dinh Chieu, Da Kao Ward, District 1, Ho Chi Minh City, Vietnam, the Vote Counting Committee, consisting of:

- **Ms. Le Thi Phuong Thao**
Position: Head of the Vote Counting Committee
- **Ms. Le Tung Kim Thuy**
Position: Member of the Vote Counting Committee
- **Ms. Tran Thi Huong**
Position: Member of the Vote Counting Committee

conducted the vote counting for the Proposals voted on at the 2025 Annual General Meeting of Shareholders of An Gia Investment and Development Real Estate Joint Stock Company.

- **Number of Attending Delegates:** 58
- **Number of Authorized Delegates:** 59
- **Representing:** 131,202,776 voting rights
- **Accounting for:** 80.7262% of the total voting rights of all shareholders entitled to vote
- **Total number of ballots distributed:** 58, representing 131,202,776 voting rights, accounting for 100.0000% of the total voting rights of attending shareholders.

Vote Counting Results:

- **Total number of ballots collected:** 51, representing 131,202,545 voting rights, accounting for 99.9998% of the total voting rights of attending shareholders.
- **Total number of ballots not collected:** 7, representing 231 voting rights, accounting for 0.0002% of the total voting rights of attending shareholders.



Detailed Vote Counting Results for Each Proposal:

Proposal 01: Proposal for Approval of the Board of Directors' Report on 2024 Activities

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 01 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 02: Proposal for Approval of the Audit Committee's Report and the Report of the Independent Member of the Board of Directors within the Audit Committee

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 02 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 03: Proposal for Approval of the Report on 2024 Business Activities and the 2025 Business Plan

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 03 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 04: Proposal for Approval of the 2024 Separate and Consolidated Financial Statements Audited by Ernst & Young Vietnam Limited

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 04 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 05: Proposal for Approval of the Selection of an Auditing Firm for the 2025 Financial Statements

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 05 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 06: Proposal for Approval of the Remuneration of the Board of Directors for 2025

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 06 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 07: Proposal for Approval of the Profit Distribution Plan

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 07 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 08: Proposal for Approval of the Amendment of the Charter and Issuance of a New Charter

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 08 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 09: Proposal for Approval of the Amendment of the Internal Governance Regulations and Issuance of New Internal Governance Regulations

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 09 was approved with a 99.9849% approval rate of the total voting rights of shareholders attending and voting.

Proposal 10: Proposal for Approval of the Resignation of a Member of the Board of Directors and Change in the Number of Members of the Board of Directors for the 2024-2029 Term

- **Total number of valid ballots:** 48, representing 131,182,743 voting rights, accounting for 99.9849% of the total voting rights of shareholders attending and voting, and 99.9847% of the total voting rights of attending shareholders, of which:
 - **Total number of ballots in favor:** 47, representing 131,182,608 voting rights, accounting for 99.9848% of the total voting rights of shareholders attending and voting, and 99.9846% of the total voting rights of attending shareholders.
 - **Total number of ballots against:** 0, representing 0 voting rights, accounting for 0.0000% of the total voting rights of shareholders attending and voting, and 0.0000% of the total voting rights of attending shareholders.
 - **Total number of ballots with no opinion:** 1, representing 135 voting rights, accounting for 0.0001% of the total voting rights of shareholders attending and voting, and 0.0001% of the total voting rights of attending shareholders.
- **Total number of invalid ballots:** 3, representing 19,802 voting rights, accounting for 0.0151% of the total voting rights of shareholders attending and voting, and 0.0151% of the total voting rights of attending shareholders.

Thus, Proposal 10 was approved with a 99.9848% approval rate of the total voting rights of shareholders attending and voting.

These minutes were prepared at 17:58 on May 16, 2025, and were approved at the 2025 Annual General Meeting of Shareholders of An Gia Investment and Development Real Estate Joint Stock Company.

May 16, 2025

VOTE COUNTING COMMITTEE MEMBER



Le Tung Kim Thuy

**HEAD OF THE VOTE
COUNTING COMMITTEE**



Le Thi Phuong Thao

VOTE COUNTING COMMITTEE MEMBER



Tran Thi Huong





Discussion Content at the 2025 Annual General Meeting of Shareholders An Gia Real Estate Investment and Development Corporation

Shareholder 1 raised the following questions:

1. According to market information, 60% of shares in The Gio project are held by external strategic shareholders. What is the relationship between these shareholders and An Gia Group? What is the current booking status of the project?
2. Please provide more information about the equity structure of The La project and Westgate 2 project.

Response from the Presidium:

1. The “The Gió” project is being developed by Đông Nam Construction – Business – Service – Trading Company Limited (“Đông Nam”), which is an affiliated company of An Gia Real Estate Investment and Development Corporation (“An Gia”).
 - Currently, Lộc Phát Management and Development Joint Stock Company is a capital contributor to Đông Nam, holding 99.990% of its charter capital. An Gia owns nearly 40% of Lộc Phát's shares.
 - An Gia is currently undergoing a restructuring process, under which Đông Nam is expected to become a subsidiary of An Gia in the near future.
 - Regarding project progress, there have been over 4,000 bookings and approximately 1,200 customers registering to purchase units. In Phase 2, when launching the Gió Đông tower, the Company aims to achieve results comparable
2. The capital structure of *The Lá* and *Westgate 2* projects is implemented following a model similar to An Gia's previous projects. Accordingly, the Company mobilizes resources from investment funds and foreign shareholders, while proactively adjusting ownership ratios to suit each specific project and phase of implementation.to those in Phase 1.

Shareholder 2:

According to Clause 2, Article 9 of the 2023 Law on Real Estate Business, the conditions for organizations and individuals engaged in real estate business are as follows: Enterprises conducting real estate business through real estate projects must have equity capital of no less than 20% of the total investment capital for projects with land use area under 20 hectares, and no less than 15% of the total investment capital for projects with land use area from 20 hectares or more, and must ensure the ability to raise capital to implement the investment project.

What is An Gia's plan to increase capital in order to meet these conditions when carrying out projects?

Response from the Presidium:

According to the provisions of the 2024 Land Law and the 2023 Law on Real Estate Business, the minimum equity capital ratio for each project is determined as follows: not less than 20% of the total investment capital for projects with a land use area under 20 hectares, and not less than 15% of the total investment capital for projects with a land use area from 20 hectares or more. These regulations are applied individually to each project, based on the total investment capital of that specific project.

- For current projects, the Company has fully met the conditions regarding the equity capital ratio in order to carry out legal procedures and business operations in accordance with legal regulations.
- For future projects, the Company will proactively develop suitable financial plans to ensure compliance with the required equity capital ratio over total investment capital, in order to implement projects in accordance with the law.



Shareholder 3:

1. How are the Business Cooperation Contracts (BCCs) between An Gia and its subsidiaries implemented? Does the Company ensure transparency in these transactions?
2. At the 2024 General Meeting of Shareholders, the Company informed that the major shareholder, Truong Giang Company, had transferred its shares to another shareholder. Please provide more information about this strategic shareholder.

Response from the Presidium:

1. An Gia operates under a holding company model, wherein the ownership ratio in subsidiaries and affiliated companies is determined based on specific project characteristics. This approach is developed with a clear roadmap and detailed planning to ensure sustainable business growth for both the Company and the Group as a whole. All business cooperation transactions are conducted in compliance with legal regulations and are transparently managed.
2. As officially announced, Truong Giang Company has completed the transfer of its shares to a strategic partner of An Gia. However, at the request of the receiving partner and out of respect for confidentiality and goodwill, detailed information regarding this strategic shareholder has not been disclosed at this time.

Shareholder 4:

The shareholder noted that they are a customer who has purchased properties from various Company projects. However, at the Wegate project, the shareholder purchased a shophouse

unit but encountered certain issues that prevented the continuation of the contract. The shareholder requested the Company to review and provide appropriate support and resolution.

Response from the Presidium:

On behalf of the Company, the Presidium sincerely thanks the shareholder – who is also a valued customer – for the continued trust and support across multiple projects. The Management deeply regrets the difficulties faced by the shareholder in relation to the Wegate project. Immediately following the General Meeting, the Company will assign a dedicated team to directly contact the shareholder for further discussion and to coordinate a satisfactory and appropriate resolution in line with the interests of all parties involved.

Shareholder 5:

1. Requests the Board of Directors to provide more detailed information about the business plan to ensure the profit targets set at the General Meeting are achieved.
2. Notes that according to current data, the real estate market shows signs of recovery with many positive signals. However, the Company's management has developed a cautious business plan that seems not fully aligned with market trends.
3. Requests the Company to provide information about the main distributors and banks financing the The Gió project.

Response from the Presidium:

1. The Company's profits are recognized from revenue of ongoing and completed projects. Due to the nature of cash flow and the phased revenue recognition, the 2025 profit plan is aligned with the timing of revenue recognition according to project progress.
2. The Company's current business plan is designed cautiously to respond to a real estate market that has recently faced many difficulties and challenges. The Board will continue to review and consider each project's implementation based on legal status and specific market conditions.
3. Currently, the Company has about 7,000 units, which are distributed for sale across the years to ensure stable and sustainable business growth.



AGENDA OF ANNUAL GENERAL SHAREHOLDER MEETING 2025

Time : From 13:30 – 16:00, Friday, May 16, 2025

Venue : Company Headquarters, 60 Nguyen Dinh Chieu, Đa Kao Ward, District 1, Ho Chi Minh City

13:30 – 14:00	1	Ceremonial Section	Presenter
		Welcome – Verification of shareholder eligibility	
		Announcement of purpose – Introduction of Company leadership, guests – Report on shareholder eligibility verification	Secretariat
	a.	Nomination and voting on personnel for the meeting: ✓ Presidium ✓ Secretariat ✓ Voting board	Secretariat
	b.	Voting to approve: ✓ Meeting Agenda ✓ Working Regulations	Head of Voting Board
14:00 – 14:30	2	Report Section	
	i.	Board of Directors' Report on 2024 Operations	Mr Nguyen Ba Sang
	ii.	Report of the Audit Committee and Report of the Independent Board Member in the Audit Committee	Mr Do Le Hung
	iii.	Report on 2024 Business Performance and 2025 Business Plan	Mrs Huynh Thi Kim Anh
14:30 – 14:45	3	Proposal Section	
	i.	Proposal to approve the Board of Directors' Report on 2024 Operations	Secretariat
	ii.	Proposal to approve the Audit Committee's Report and the Report of the Independent Board Member in the Audit Committee	
	iii.	Proposal to approve the 2024 Business Performance Report and 2025 Business Plan	
	iv.	Proposal to approve the 2024 Separate and Consolidated Financial Statements audited by Ernst & Young Vietnam Co., Ltd.	
	v.	Proposal to approve the selection of the auditing firm for the 2025 financial statements	
	vi.	Proposal to approve the remuneration of the Board of Directors for 2025	
	vii.	Proposal to approve the 2025 profit distribution plan	
	viii.	Proposal to amend the Company Charter and issue a new Charter	
	ix.	Proposal to amend the Internal Corporate Governance Regulations and issue new Internal Corporate Governance Regulations	
	x.	Proposal to approve the resignation of a Board of Directors member for the 2024-2029 term	
14:45 – 15:00	4	Voting Section - Voting Regulations - Distribution and collection of voting ballots	
15:00 – 15:30	5	Discussion Section	Presidium
15:30 – 15:45	6	Report on Vote Counting Results	Secretariat
15:45 – 16:00	7	Approval of the Draft Minutes and Resolutions of the General Meeting of Shareholders	Secretariat
16:00	8	Closing of the Meeting	Secretariat

REGULATIONS ON OPERATIONS AND VOTING AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- *Enterprise Law No. 59/2020/QH14 dated June 17, 2020, effective from January 1, 2021, and its detailed implementation guidelines;*
- *Securities Law No. 54/2019/QH14 dated November 26, 2019, effective from January 1, 2021, and its detailed implementation guidelines;*
- *Decree No. 155/2020/ND-CP dated December 31, 2020, providing detailed regulations for the implementation of certain provisions of the Securities Law;*
- *The Charter and Internal Governance Regulations of An Gia Investment and Real Estate Development Joint Stock Company, as approved by the General Meeting of Shareholders.*

Article 1. Scope of Application

These Regulations apply to the organization and voting procedures at the 2025 Annual General Meeting of Shareholders ("AGM" or "Meeting") of An Gia Investment and Real Estate Development Joint Stock Company ("Company").

Article 2. Purpose of Application

These Regulations specify the procedures for Shareholders, Authorized Representatives, and other participants to conduct the AGM.

Article 3. Applicable Entities

Shareholders, Authorized Representatives attending the AGM, and other participants are responsible for complying with the provisions of these Regulations.

CHAPTER II

SHAREHOLDERS AND PARTICIPANTS OF THE GENERAL MEETING OF SHAREHOLDERS

Article 4. Shareholders Attending the AGM

4.1 Eligibility to Attend the AGM

Shareholders who own shares of the Company and are listed in the Shareholder Register as of the record date for eligibility to attend the AGM, or their duly authorized representatives, are eligible to participate)

4.2 Registration Process for Attending the AGM

- a. Shareholders or Authorized Representatives must present the following documents:
 - Original National ID Card/Citizen ID Card or Passport;
 - Original Letter of Authorization in the Company's prescribed form or another form compliant with civil law regulations (for Authorized Representatives).
- b. Shareholders or Authorized Representatives shall present the documents listed in item (a) to the Shareholder Eligibility Verification Committee to receive AGM materials, Voting Ballots, and Voting Cards.
- c. Shareholders may authorize, in writing, an Authorized Representative to attend and vote on their behalf at the AGM.

- d. Shareholders or Authorized Representatives arriving after the AGM has commenced may still register with the Shareholder Eligibility Verification Committee, receive AGM materials and Voting Ballots, and participate in voting immediately upon registration. The validity of prior voting results (if any) remains unaffected, and the Chairperson is not obligated to pause the Meeting for late registrations.
- e. Shareholders or Authorized Representatives must behave in a civilized and respectful manner and accept the outcomes of the AGM. Any recording (audio or video) by Shareholders or Authorized Representatives must be publicly announced and approved by the Chairperson.
- f. Shareholders or Authorized Representatives must comply with these Regulations, the Company's Charter, and the Enterprise Law during the AGM.

Article 5. Presiding Committee and Chairperson of the AGM

- 5.1 The Presiding Committee consists of the Chairperson and other members designated by the Chairperson and approved by the AGM. The Chairman of the Board of Directors (BOD) shall act as the Chairperson of the AGM or may delegate this role to another BOD member for AGMs convened by the BOD. If the Chairman is absent or temporarily unable to perform duties, the remaining BOD members shall elect one among themselves as Chairperson by majority vote. In other cases, the person convening the AGM shall chair the election of the Chairperson, and the candidate with the highest votes shall assume the role.
- 5.2 The Presiding Committee assists the Chairperson in conducting the AGM.
- 5.3 Rights and Duties of the Chairperson:
 - a. Manage the AGM activities in accordance with the agenda approved by the AGM;
 - b. Guide Shareholders, Authorized Representatives, and the AGM in discussing agenda items;
 - c. Decide on the sequence, procedures, and handling of matters arising outside the AGM agenda, including but not limited to:
 - Responding to questions raised by the AGM, delegating responses, or noting Shareholders' opinions if they pertain to matters outside the agenda. The Chairperson may choose not to respond to or only acknowledge such opinions;
 - Taking necessary actions to ensure the AGM proceeds lawfully and orderly, including temporarily suspending or postponing the Meeting if any participant disrupts, causes disorder, or risks undermining the fairness and legality of the Meeting, or expelling individuals who obstruct, disrupt, or fail to comply with the Chairperson's or Presiding Committee's instructions;
 - Postponing the AGM (with sufficient registered attendees) for a maximum of three (3) working days from the scheduled date, as per Clause 8, Article 146 of the Enterprise Law;
 - d. The convener of the AGM has the right to:
 - Require all attendees to undergo security checks or other security measures;
 - Request competent authorities to maintain order, expel individuals who fail to comply with the Chairperson's authority, intentionally disrupt, obstruct the Meeting's progress, or fail to comply with security check requirements.
 - e. Perform other tasks in accordance with the Company's Charter and applicable laws to manage the AGM.

Article 6. Shareholder Eligibility Verification Committee

- 6.1 The Shareholder Eligibility Verification Committee consists of three (3) members, including one (1) Head, appointed by the BOD (the AGM convener).

6.2 Rights and Responsibilities of The Shareholder Eligibility Verification Committee:

- Verify the eligibility of Shareholders or Authorized Representatives by requiring presentation of the Meeting Invitation, National ID Card/Citizen ID Card or Passport, and valid Letter of Authorization (for Authorized Representatives) to cross-check with the Shareholder Register and confirm eligibility;
- Distribute AGM materials, Voting Cards, and Voting Ballots to Shareholders or Authorized Representatives;
- Report to the AGM and be accountable for the results of eligibility verification at the following times:
 - + Before the AGM officially commences; if the number of attending Shareholders and Authorized Representatives represents more than 50% of the total voting shares, the AGM may proceed.
 - + Before each voting session, if there are changes in the number of registered Shareholders (e.g., late registrations).

Article 7. Secretariat

7.1 The Secretariat consists of two (2) members, including one (1) Head, nominated by the Chairperson.

7.2 Responsibilities:

- Accurately and fully record the proceedings of the AGM;
- Announce draft Minutes, Resolutions, and notices from the Presiding Committee to Shareholders upon request;
- Receive, review, and forward written questions from Shareholders or Authorized Representatives to the Chairperson or Presiding Committee for consideration;
- Perform other tasks as assigned by the Chairperson.

Article 8. Vote Counting Committee

8.1 The Vote Counting Committee consists of three (3) members, including one (1) Head, nominated by the Chairperson and approved by the AGM.

8.2 Responsibilities:

- Prepare ballot boxes, explain voting principles, the use of Voting Ballots and Voting Cards, and the voting procedure;
- Supervise the voting process by Shareholders or Authorized Representatives;
- Count votes, calculate, and record the number of voting shares for each agenda item;
- Review and report any violations of voting procedures or complaints regarding voting results;
- Promptly report voting results to the Secretariat;
- The Head of the Vote Counting Committee shall report the vote counting results to the AGM as directed by the Chairperson and be responsible for the accuracy and integrity of the announced results.

CHAPTER III

CONDUCTING THE GENERAL MEETING OF SHAREHOLDERS

Article 9. Conditions for Conducting the AGM

- 9.1. The AGM may proceed when the number of attending Shareholders and Authorized Representatives represents more than 50% of the total voting shares, as per the Shareholder Register established on the record date.
- 9.2. If, after sixty (60) minutes from the scheduled start time, the number of registered Shareholders does not meet the requirement in Article 9.1, the Meeting is deemed ineligible to proceed.
- 9.3. If the AGM cannot proceed as per Article 9.2, the subsequent convening and conduct of the Meeting shall comply with the Company's Charter, Internal Governance Regulations, and the Enterprise Law.

Article 10. Conducting the AGM

- 10.1. The Chairperson shall manage the AGM in accordance with the agenda approved by the AGM.
- 10.2. The AGM shall discuss and approve agenda items sequentially through voting as stipulated in these Regulations. The Chairperson shall allocate reasonable time for discussion and voting on each agenda item.
- 10.3. The AGM shall conclude after the Minutes of the AGM are approved.

Article 11. Voting Ballots and Voting Cards

- 11.1. During Shareholder registration, each Shareholder or Authorized Representative entitled to vote shall receive one (1) Voting Ballot listing the items to be voted on and one (1) Voting Card.
- 11.2. The voting value of the Voting Ballot and Voting Card corresponds to the number of voting shares owned or represented by the Shareholder
- 11.3. Voting Ballots and Voting Cards may be encoded for electronic vote counting.
- 11.4. A valid Voting Ballot is one issued by the Company, bearing the Company's red seal, free from erasures, alterations, tears, or damage, containing no additional content beyond the prescribed fields, and signed with the full handwritten name of the attending delegate.
- 11.5. A valid vote on a Voting Ballot requires the delegate to mark one (1) of the three (3) voting options (Approve, Disapprove, or No Opinion) for each agenda item).
- 11.6. An invalid Voting Ballot is not counted in the voting results. A Voting Ballot is invalid if:
 - It was not issued by the Company;
 - It contains additional content, information, or symbols not requested by the Chairperson;
 - It is erased, altered, torn, or damaged (in such cases, Shareholders may request a replacement ballot by returning the damaged one to the Vote Counting Committee, with each Shareholder entitled to one replacement);
 - It lacks the signature and full name of the Shareholder or Authorized Representative.
- 11.7. If a Voting Ballot contains multiple conflicting opinions, no selection, or multiple selections for the same agenda item, or if the voting choice is changed more than once, that specific agenda item is deemed invalid; other validly voted items remain legally binding. If a delegate fails to raise their Voting Card for any of the three voting rounds (Approve, Disapprove, or No Opinion) for an item, it is deemed an approval.
- 11.8. Voting on each agenda item in the Voting Ballot is independent, and the validity of one item does not affect the validity of others.
- 11.9. Voting Ballots not submitted to the Vote Counting Committee during the collection process

at the AGM are not counted in the results.

Article 12. Voting Procedure

12.1. When voting on items listed in the Voting Ballot, Shareholders or Authorized Representatives shall mark “√” or “X” on the chosen option (Approve, Disapprove, or No Opinion).

If a Shareholder or Authorized Representative wishes to change their vote, they may circle the previously selected option and mark “√” or “X” on the new choice (note: changing the vote is allowed only once; multiple changes render the vote invalid as per Clause 11.7). If a Voting Ballot is damaged before the voting period ends, the Shareholder or Authorized Representative may request a replacement from the Vote Counting Committee.

12.2. Shareholders or Authorized Representatives shall place their Voting Ballots in the ballot box. Vote counting begins after the last Shareholder submits their ballot or 30 minutes after voting starts, whichever comes first. The Vote Counting Committee shall announce the results at the AGM.

12.3. For items not listed in the Voting Ballot, voting shall be conducted using Voting Cards. As directed by the Chairperson, Shareholders or Authorized Representatives shall raise their Voting Cards to vote in the following order.

Các vấn đề được Đại hội xin ý kiến bằng cách giơ Thẻ biểu quyết sẽ được thực hiện theo trình tự như sau:

- Approve;
- Disapprove;
- No Opinion.

The Vote Counting Committee shall record and announce the results at the AGM.

Article 13. Vote Counting

13.1. The Vote Counting Committee shall conduct vote counting as follows:

- Operate in a designated area arranged by the Chairperson;
- Collect Voting Ballots;
- Use electronic tools to assist with counting, if applicable;
- Verify the validity of Voting Ballots;
- Review each Voting Ballot and record results;
- Exclude shares ineligible to vote (if any) for specific agenda items;
- Record, compile, and report vote counting results to the AGM;
- Seal all Voting Ballots and hand them over to the Presiding Committee.

13.2. The Vote Counting Committee shall prepare a Vote Counting Minutes to document the results for each agenda item, signed by all members or the Head of the Committee.

Article 14. Announcement of Vote Counting Results

14.1. The Head of the Vote Counting Committee shall announce the results upon completion of vote counting.

14.2. The Vote Counting Minutes shall be published on the Company's website within twenty-four (24) working hours from the adoption of the AGM Resolution.

Article 15. Recording of Speeches at the AGM

15.1. Shareholders or Authorized Representatives wishing to speak shall raise their Voting Card or register with the Secretariat. Speeches must be concise, relevant to the agenda, and avoid repeating points already raised by others.

- 15.2. The Chairperson shall arrange speaking opportunities based on the Meeting's schedule, prioritizing those who registered earlier and whose remarks are relevant to the agenda. Only speeches pertinent to the agenda shall be considered for inclusion in the Minutes.
- 15.3. The Secretariat shall review and record relevant speeches in the AGM Minutes.

Article 16. Adoption of AGM Resolutions

- 16.1. An AGM Resolution is adopted when approved by more than 50% of the total voting shares of attending Shareholders or Authorized Representatives, except as specified in Article 16.2.
- 16.2. Resolutions concerning the type and total number of shares, company name change, business scope, organizational structure, reorganization or dissolution, or investment projects or asset sales valued at 35% or more of the total asset value in the latest financial statement require approval by Shareholders representing at least 65% of the total voting shares of attendees.
- 16.3. A Resolution adopted by 100% of the total voting shares is lawful and effective, even if the convening or adoption procedures violate the Enterprise Law or the Company's Charter.

Article 17. Recording and Preparation of AGM Minutes

- 17.1. The Secretariat shall record all AGM proceedings, draft Resolutions, and prepare the AGM Minutes.
- 17.2. The AGM Minutes must be approved by the AGM before the Meeting concludes and published on the Company's website within twenty-four (24) hours from the Meeting's end.
- 17.3. The Chairperson and Secretariat are jointly responsible for the accuracy and integrity of the Minutes. If the Chairperson or Secretariat refuses to sign, the Minutes remain valid if signed by all other attending BOD members and contain all required content as per the Enterprise Law. The Minutes shall note any refusal to sign.

CHAPTER IV: IMPLEMENTATION PROVISIONS

Article 18. Effective Date

- 18.1. These Regulations shall be presented to the AGM for voting. If approved by more than 50% of the total voting shares of attending Shareholders or Authorized Representatives, they shall take effect and be binding on all Shareholders and Authorized Representatives.
- 18.2. Matters not detailed in these Regulations shall comply with the Company's Charter, the Enterprise Law 2020, and applicable legal regulations.
- 18.3. Shareholders, Authorized Representatives, and members organizing the AGM of An Gia Investment and Real Estate Development Joint Stock Company are responsible for implementation.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

REPORT OF THE AUDIT COMMITTEE AND REPORT OF THE INDEPENDENT BOARD OF DIRECTORS MEMBER IN THE AUDIT COMMITTEE

AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

The Audit Committee and the Independent Member of the Board of Directors (BOD) in the Audit Committee hereby report to the Annual General Meeting of Shareholders ("AGM") on the results of their activities and oversight in 2024 as follows:

A- REPORT OF THE AUDIT COMMITTEE:

1. Composition and Operations of the Audit Committee:

The Audit Committee, under the Board of Directors (BOD) of An Gia Investment and Real Estate Development Joint Stock Company, consists of three (3) members as follows:

No.	Full name	Position	Role in Audit Committee	Start/End Date
1	Mr. Do Le Hung	Independent BOD Member	Chairman	Started on 25/10/2024
2	Mr. Le Duy Binh	Independent BOD Member	Member	Started on 25/10/2024
3	Mr. Louis T Nguyen	BOD Member	Member	Started on 17/05/2024

2. Operating Mechanism of the Audit Committee:

Pursuant to applicable laws (Enterprise Law 2020 and its implementing guidelines; Securities Law 2019, Decree 155, Circular 116, and related guidelines), the BOD approved an updated Operating Regulation for the Audit Committee, aligned with the Company's Charter and legal requirements.

3. Summary of Audit Committee Meetings and Conclusions/Recommendations:

- In 2024, the Audit Committee held two (2) formal meetings with full attendance of its members. Additionally, the Committee conducted several monthly thematic meetings with key personnel from the Management Board. The content and outcomes of these meetings were fully documented in minutes as required, focusing on the results of the Audit Committee's supervisory activities, as summarized in Part B below.
- The conclusions and recommendations of the Audit Committee were acknowledged by the BOD and assigned to the Management Board for implementation to ensure that operations and business activities comply with applicable laws and the Company's Internal Governance Regulations.

4. Remuneration and Operating Expenses of the Audit Committee:

- Remuneration for the Audit Committee in 2024: Details of the remuneration for Audit Committee members are included in the BOD Activities Report. Apart from this remuneration, Audit Committee members did not receive any additional benefits or compensation.
- Operating expenses of the Audit Committee: Compliant with the Company's regulations and internal

policies.

5. Supervisory Activities of the Audit Committee over the BOD and Management Board:

- The Audit Committee supervised the BOD's activities through meetings, discussions, and the process of issuing BOD resolutions. It also oversaw the Management Board's activities by monitoring compliance with BOD resolutions and the delegation of authority between the BOD and the CEO.
- The Audit Committee's supervisory activities were conducted through various channels, including reports and direct interactions with the Financial Planning Director, Chief Accountant, Head of Internal Audit, Internal Control and Risk Management, Head of Legal Department, and the Independent Auditor.
- Throughout its duties, the Audit Committee maintained effective coordination with BOD members, Management Board members, and relevant management staff, consistently receiving cooperation from the Management Board.

B- REPORT OF THE INDEPENDENT BOD MEMBER IN THE AUDIT COMMITTEE:

1. Activities of the Independent BOD Member:

- The Company's BOD includes two (2) Independent Members: (1) Mr. Đỗ Lê Hùng and (2) Mr. Lê Duy Binh. In the past year, Independent BOD Members attended all BOD meetings, actively participated in debates, oversight, and evaluation of business plan objectives, and contributed to developing regulations and operational policies to safeguard the interests of the Company and its shareholders.
- Remuneration, operating expenses, and other benefits of the Audit Committee and its individual members are disclosed in the Notes to the 2024 Audited Financial Statements, available on the Company's website at: <https://angia.com.vn/>.
- During BOD meetings, Independent BOD Members, alongside other BOD members, provided objective and independent opinions to ensure multidimensional and transparent corporate governance.
- Summary of Audit Committee Activities: In 2024, the Audit Committee organized two (2) formal meetings with full member participation, along with several periodic thematic meetings with key Management Board personnel. The content and outcomes of these meetings were fully documented, focusing on supervisory activities. The conclusions and recommendations were acknowledged and implemented, contributing to ensuring that business operations complied with laws and the Company's Internal Governance Regulations, while enhancing governance efficiency and transparency.

2. Supervisory Results of the Independent BOD Member on BOD and Management Board Activities:

- In 2024, the BOD conducted 35 meetings in compliance with legal procedures, the Company Charter, and governance standards. All BOD members attended fully, discussed, contributed opinions, and voted objectively to make decisions that best aligned with the strategies approved by the AGM.
- According to the evaluation by Independent BOD Members, the BOD's activities in 2024 adhered to the Company Charter, Internal Governance Regulations, and BOD standards.
- All BOD members demonstrated a high sense of responsibility, professionalism, clarity in assigned duties, and diligence in protecting the Company's interests.
- The BOD supervised the Management Board's operations and provided advisory input to enhance the efficiency of the Company's management structure. The BOD assesses that the Management Board collaborated closely and effectively in managing the Company's business operations. The Company's disclosure obligations in 2024 were fully met by the Management Board. The Management Board's decisions consistently complied with applicable laws, BOD resolutions, and the Company Charter.

3. Supervisory Results of the Independent BOD Member in the Audit Committee on Other Matters:

a. Implementation of BOD Resolutions:

- All significant matters were discussed openly and democratically within the BOD. BOD meetings included participation from the Management Board and key personnel responsible for relevant areas, who provided reports and engaged in discussions. As a result, issues were thoroughly evaluated and carefully considered before reaching a consensus and issuing resolutions.
- The Management Board closely adhered to and strictly implemented the BOD's resolutions. The Company Secretary monitored and followed up on the implementation of BOD resolutions.

b. Financial Statements and Accounting System:

- The Audit Committee reviewed the quarterly and annual 2024 financial statements based on the review and audit results provided by the Independent Auditor. The 2024 financial statements were prepared and presented fairly, in accordance with Vietnamese Accounting Standards and applicable regulations.
- In the 2024 financial year, the Company consistently applied accounting policies and principles for determining accounting estimates from the previous accounting period.
- Significant transactions, such as mergers, divestitures, project transfers, or changes in control, were carefully reviewed by the Independent Auditor and the Audit Committee.
- The Audit Committee acknowledged the findings and recommendations of the Independent Auditor in the 2024 Management Letter, as well as the Management Board's responsive actions.

c. Related Party Transactions:

Related party transactions were executed, monitored, controlled, and reported in accordance with legal requirements, AGM resolutions, and the Company's internal regulations. The Corporate Governance Report and the audited 2024 Financial Statements fully disclosed these transactions, with no irregularities detected. The Audit Committee assesses that these transactions were related to core business activities and aligned with the Company's financial structure.

d. Internal Control and Risk Management Systems:

- The Audit Committee supervised the internal control and risk management systems through reports and direct interviews with the Internal Audit Department, Internal Control and Risk Management, Independent Auditor, and other functional units of the Company.
- Risk management reports were updated and periodically submitted to the Management Board, Audit Committee, and BOD, enabling measures to improve the internal control system to appropriately manage risks.
- In 2024, the Company continued to address and manage cash flow and ensure liquidity. Although the government began easing monetary policies in the second half of 2023, the real estate market's ability to absorb credit capital still required time. Legal issues are gradually being resolved, and An Gia has benefited from these changes; however, the real estate market's recovery has been slower than anticipated, necessitating close monitoring and timely solution.
- The Audit Committee acknowledges the Management Board's efforts in implementing cost-saving measures, maximizing revenue through balanced construction progress, disbursement, and sales schedules, significantly reducing the debt-to-equity ratio, and gradually ensuring a reasonable, safe, and resilient financial structure.
- The Management Board consistently identified operational and management challenges and implemented timely solutions. Critical matters such as delegation, sales processes, procurement processes, and project management processes were reviewed and updated promptly to suit practical conditions and the Company's management needs.

- In the past year, the Company prioritized compliance with corporate governance laws. The Head of the Legal Department was tasked with monitoring, supervising, and coordinating with relevant departments to ensure full and consistent compliance with corporate governance regulations.

e. Internal Audit:

- The Company has an Internal Audit Department established and operating in compliance with applicable laws. The Internal Audit Department assesses the existence and effectiveness of the internal control and risk management systems across the Company, proposing appropriate recommendations to enhance management efficiency, mitigate risks, and support the Company in achieving its investment and business objectives.
- Additionally, as assigned, the Internal Audit Department assisted units and departments in proactively identifying and addressing management deficiencies with timely corrective measures.
- The Audit Committee evaluates that the Internal Audit Department completed the 2024 internal audit plan within the allocated time and resources. The Internal Audit Department's recommendations were acknowledged by the Management Board, with a detailed implementation plan.

f. Legal Matters:

- The Company has a dedicated legal team responsible for legal matters. Beyond supporting units with legal issues, the Legal Department regularly monitors and updates legal regulations related to corporate management, investment, and construction, assessing legal risks from policy changes to specific applications within the Company. This enables recommendations to ensure strict compliance with laws, minimize legal risks, and maintain a proactive and advantageous position in the Company's legal matters.
- Legal risks were closely managed and monitored, with ad-hoc or periodic reports submitted to the Management Board for timely handling to mitigate risks.

g. Independent Audit Services:

- The Audit Committee evaluates that Ernst & Young, the Independent Auditor, fully executed the 2024 audit contract and plan, meeting the Audit Committee's expectations in three key criteria: reliability of the audit report, adherence to reporting deadlines, and contributions to improving the internal control system.
- No issues regarding conflicts of interest, independence, or objectivity were identified with the auditor, audit team, or audit firm during the performance of related tasks.

4. Evaluation of Coordination between the Audit Committee, BOD, CEO, and Shareholders:

- The Audit Committee maintained effective coordination with BOD members, Management Board members, and relevant management staff within the scope of its supervisory functions. The Management Board consistently facilitated and promptly responded to information requests to support the Audit Committee's oversight requirements.
- The Audit Committee periodically reported its supervisory results to the BOD.
- The Audit Committee reviewed the quarterly financial statements for 2024.
- The Company maintained transparent communication channels, readily accepting feedback and input from shareholders to ensure their legitimate rights and interests. In 2024, the Audit Committee received no requests or complaints from shareholders.

This concludes the Report of the Audit Committee and the Report of the Independent BOD Member in the Audit Committee. We respectfully request the AGM to approve this report.

**Independent Member of the Board of Directors
Chairman of the Audit Committee**

A handwritten signature in black ink, appearing to read 'Do Le Hung', with a long horizontal stroke extending to the right.

DO LE HUNG

REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Pursuant to the functions and duties of the Board of Directors (“BOD”) as stipulated in the Enterprise Law and the Charter of An Gia Investment and Real Estate Development Joint Stock Company (“Company” or “An Gia”), the BOD hereby submits to the Annual General Meeting of Shareholders (“AGM”) a report on the BOD’s activities in 2024 and its plans and orientations for 2025, as detailed below:

I. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2024:

1.1 Composition and Structure of the BOD:

As of December 31, 2024, the BOD consists of four (4) members, including one (1) Chairman, two (2) Independent BOD Members, and one (1) Non-Executive BOD Member.

1.2 Strategic Guidance, Advisory, and Operational Activities of the BOD:

In 2024, the BOD closely monitored the Company’s operations and implemented appropriate measures to ensure stable and secure operations. The BOD held 35 meetings and issued 35 Resolutions addressing critical strategic matters of the Company. The BOD provided timely guidance and advice to the Management Board on foundational activities such as land bank expansion and project development. Additionally, the BOD drafted and submitted for AGM approval amendments and updates to key governance documents, including the Company Charter and Internal Governance Regulations, to support the Company’s long-term management framework.

1.3 Supervisory Activities of the BOD:

In 2024, the BOD performed its duties in accordance with the Company Charter, Internal Governance Regulations, applicable laws, and regulations, specifically:

- Successfully chaired, directed, and organized the 2024 AGM on May 14, 2024;
- Supervised the implementation and compliance with resolutions issued by the AGM and BOD;
- Oversaw the construction, completion, and handover of properties to buyers at the Westgate project;
- Monitored the progress of the The Gió Riverside project and other projects within An Gia’s land bank;
- Maintained regular and ad-hoc reporting mechanisms for the Management Board to update the BOD on the Company’s business and operational status;
- Supervised the Management Board’s operations to enhance efficiency and achieve the set targets and plans

1.4 Activities of Sub-Committees under the BOD in 2024:

In 2024, the Audit Committee held two (2) formal meetings with full attendance of its members. Additionally, the Audit Committee conducted several monthly thematic meetings with key personnel from the Management Board. The content and outcomes of these meetings were fully documented in minutes as required, focusing on the results of the Audit Committee’s supervisory activities.

Details of the Audit Committee's activities are specified in the Audit Committee's Report and the Report of the BOD Member in the Audit Committee.

1.5 Activities of Independent BOD Members and Their Evaluation:

a. Activities of Independent BOD Members:

The Company's BOD includes two (2) Independent Members: (1) Mr. Đỗ Lê Hùng and (2) Mr. Lê Duy Bình. In the past year, Independent BOD Members attended all BOD meetings, actively participated in debates, oversight, and evaluation of business plan objectives, and contributed to developing regulations and operational policies to safeguard the interests of the Company and its shareholders. During BOD meetings, Independent BOD Members, alongside other BOD members, provided objective and independent opinions to ensure multidimensional and transparent corporate governance.

b. Evaluation of BOD and Management Board Activities:

In 2024, the BOD conducted 35 meetings in compliance with legal procedures, the Company Charter, and governance standards. All BOD members attended fully, discussed, contributed opinions, and voted objectively to make decisions that best aligned with the strategies approved by the AGM. According to the evaluation by Independent BOD Members, the BOD's activities in 2024 adhered to the Company Charter, Internal Governance Regulations, and BOD standards. All BOD members demonstrated a high sense of responsibility, professionalism, clarity in assigned duties, and diligence in protecting the Company's interests. The BOD supervised the Management Board's operations and provided advisory input to enhance the efficiency of the Company's management structure. The BOD assesses that the Management Board collaborated closely and effectively in managing the Company's business operations. The Company's disclosure obligations in 2024 were fully met by the Management Board. The Management Board's decisions consistently complied with applicable laws, BOD resolutions, and the Company Charter.

1.6 Remuneration and Benefits of the BOD

In 2024, the total remuneration paid by the Company to BOD members amounted to VND 549. Details of individual BOD member remuneration are disclosed in the Notes to the 2024 Audited Financial Statements, available on the Company's website at: <https://angia.com.vn/>.

1.7 Report on the Public Offering of Additional Shares to Existing Shareholders

In 2024, the Company sought written approval from the AGM and obtained approval for a plan to offer additional shares to existing shareholders to increase charter capital. However, to protect shareholder interests amid unfavorable market conditions and ensure the feasibility of the issuance, on February 18, 2025, the BOD passed Resolution No. 02/2025/NQ-AGI-PL to suspend the implementation of the public offering to existing shareholders.

1.8 Report on Transactions Involving the Company, Subsidiaries, or Companies Controlled by the Company (with Over 50% Charter Capital), BOD Members, Related Parties of BOD Members, or Companies Where BOD Members Are Founding Members or Managers in the Past Three Years

In 2024, the Company recorded transactions between its subsidiaries or controlled companies and BOD members or their related parties. Details of these transactions are disclosed in the 2024 Corporate Governance Report and the "Related Party Transactions" section of the Notes to the 2024 Audited Consolidated Financial Statements.

In 2024, the Company did not record any transactions with companies in which BOD members were founding members or managers within the three years prior to the transaction date.

1.9 Results of supervision over the Board of Management and other executives

Amid the real estate industry continuing to face numerous challenges, with potential risks and difficulties stemming from the complex developments of the global economy, the Board of Directors assesses that the Board of Management and other executives have proactively and flexibly adapted, analyzed, identified, and controlled risks, while developing plans and implementing suitable strategies. Accordingly, the Group has proactively shifted its operations toward a more cautious approach, prioritizing the development of existing land banks while being more thorough and prudent in decisions related to expanding new land banks.

Regarding the implementation of Resolutions/Decisions of the Board of Directors and the General Meeting of Shareholders, the Board of Management has fully executed them, ensuring strict compliance with legal regulations, the Company's Charter, and relevant internal management documents. At the same time, the Board of Management has regularly reported to the Board of Directors on the status and progress of project implementation, as well as the use of capital and resources, thereby ensuring transparency, timeliness, and efficiency in the management and operation of the Group's activities.

1.10 Results of supervision over the Board of Management and other executives

According to the capital utilization plan outlined in the official Prospectus for the public offering of shares (Prospectus dated 31/12/2021), the Company planned to use VND 200 billion raised from the issuance to provide a loan to Western City Co., Ltd. ("Western City") to finance the construction and implementation of a project in Tan Tuc Town, Binh Chanh District, Ho Chi Minh City. Western City is the Project Investor of the Westgate Project and a subsidiary of An Gia Investment and Real Estate Development Joint Stock Company ("the Company").

On 29/03/2022, the Company entered into a Business Cooperation Contract with Western City Co., Ltd., Contract No. 05/2022/HĐHT-AGG-WTC, with a cooperation value of VND 200 billion. From 09/03/2023 to 13/03/2023, Western City fully repaid the cooperation capital of VND 200 billion to the Company to settle the Business Cooperation Contract No. 05/2022/HĐHT-AGG-WTC signed on 29/03/2022.

At this General Meeting, the Board of Directors reports and seeks approval for the change in the purpose of capital utilization from providing a loan to engaging in business cooperation, along with related matters as described above.

II. PLANS AND ORIENTATIONS OF THE BOD FOR 2025

Entering 2025, as the economy gradually recovers from a period of significant volatility, market conditions stabilize, and the legal framework for real estate continues to improve with new regulations, the BOD recognizes this as a critical juncture to strengthen internal capabilities, enhance core competitiveness, and build a solid foundation for the next growth cycle. The BOD identifies this as a pivotal moment to consolidate internal strengths, improve competitiveness, and prepare for a new growth phase. With a focus on stable and sustainable development, the BOD will prioritize the following key tasks:

- Directing and overseeing the Management Board's implementation of the business plan to successfully achieve the targets approved by the AGM;
- Closely controlling the Company's financial plans, cash flows, and those of individual projects;
- Supervising the preparation of capital resources, investment, implementation, and launch of the The Gió Riverside project.

In 2025, the BOD, Management Board, and employees of the Company will continue to strive for stable, efficient, and sustainable development of An Gia, maximizing and protecting the interests of shareholders

and partners.

We respectfully request the AGM to approve this Board of Directors' Report.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN OF THE BOARD OF DIRECTORS



NGUYEN BA SANG

REPORT ON BUSINESS ACTIVITIES FOR 2024 AND BUSINESS PLAN FOR 2025 AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

I. REPORT ON BUSINESS PERFORMANCE IN 2024:

In 2024, the real estate industry continued to face numerous challenges, with significant risks and obstacles stemming from the global economy. In the domestic market, shortages of capital and delays in legal procedures posed considerable difficulties. Despite these challenges, An Gia Group made significant efforts to achieve the business targets set at the previous year's AGM.

According to the audited 2024 consolidated financial statements, the Company recorded net revenue of VND 1,913 billion and profit after tax of VND 261 billion. The profit after tax attributable to the parent company reached VND 298 billion, a 69.7% increase compared to the previous year. Revenue in 2024 primarily came from the handover of properties in the Westgate complex (Binh Chanh) and The Standard project (Binh Duong). As a result, the Company exceeded its 2024 targets, achieving approximately 120% of the net revenue goal and 119% of the parent company's profit after tax goal.

Indicator (Unit: VND billion)	2023	2024	% Change
Net revenue from sales and services	3.891	1.913	-50,8%
Gross profit	977	594	-39,2%
Net profit from business activities	501	307	-38,8%
Profit after corporate income tax	460	261	-43,3%
Profit after tax attributable to the parent company	175	298	+69,7%

(Source: Audited 2024 Consolidated Financial Statements)

Amid an economy facing significant volatility, challenges, and adverse factors in 2024, An Gia Group implemented timely strategies and measures, adopting a defensive stance by focusing on developing existing land banks and exercising greater caution in land bank expansion.

Additionally, An Gia Group intensified sales efforts for the remaining inventory of two ongoing projects, Westgate (Binh Chanh) and The Standard (Binh Duong), receiving positive feedback from a wide range of homebuyers. In 2024, An Gia initiated legal procedures to begin issuing Land Use Rights Certificates for the Westgate project (Binh Chanh), River Panorama 1 & 2, and Sky89 (District 7).

Regarding project development, in addition to collaborating with relevant authorities to complete legal procedures for existing land banks, the Company successfully held the groundbreaking ceremony for the The Gió Riverside project (Binh Duong), preparing for its launch in 2025.

II. BUSINESS PLAN FOR 2025:

1. General Orientation:

The year 2025 will continue to present challenges but also offer opportunities for land bank expansion as the legal framework for real estate improves with new regulations taking effect. Access to capital from banks and financial institutions is expected to become more favorable. Nevertheless, the Company will maintain a cautious strategy in expanding its land bank during this period, prioritizing land parcels with clear legal status and the potential for rapid project implementation to optimize cash flow.

For existing land banks with incomplete legal documentation, the Company will focus on expediting the necessary legal procedures to prepare for sales activities.

For land banks with completed legal documentation, the Company will concentrate on sales and project development activities.

2. 2025 Business Plan:

Based on an assessment of opportunities and challenges facing An Gia's operations, the Board of Directors has established the following business plan for 2025:

Indicator	2025 Plan
Net revenue from sales and services (VND billion)	800
Profit after tax attributable to the parent company (VND billion)	340

3. Measures to Achieve the Plan:

To achieve the 2025 targets, the Company will focus on implementing the following measures:

- (i) Launch the The Gió Riverside project (Binh Duong);
- (ii) Complete legal procedures for existing projects, including The Lá Village (27ha) and Westgate 2 (Binh Chanh Center);
- (iii) Strictly control the Company's financial plans and those of individual projects; collaborate with banks and financial institutions to optimize the mobilization, utilization, and management of capital sources. Ensure an optimal capital structure and maintain debt ratios within safe levels to guarantee financial autonomy and resilience against market fluctuations.

In summary, in 2024, An Gia achieved significant milestones in its organization and business operations. Entering 2025, the Management Board and employees will continue to strive for stable, efficient, and sustainable development of An Gia, maximizing and protecting the interests of shareholders and partners.

We respectfully request the AGM to approve the 2024 business activities report and the 2025 business plan.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN OF THE BOARD OF DIRECTORS



NGUYEN BA SANG

PROPOSAL NO. 01 TO THE GENERAL MEETING OF SHAREHOLDERS

Board of Directors' Report on 2024 Operations

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

In 2024, the Board of Directors has generally fulfilled its functions and duties in accordance with the law and the Company Charter. The Board of Directors' Report on 2024 Operations has been presented in detail by the Board representative at the meeting, and we respectfully submit it to the General Meeting of Shareholders for approval./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 02 TO THE GENERAL MEETING OF SHAREHOLDERS

Report of the Audit Committee and Report of the Independent Board Member in the Audit Committee

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

The Report of the Audit Committee and the Independent Board Member in the Audit Committee has been presented in detail by the Chairman of the Audit Committee at the meeting, and we respectfully submit it to the General Meeting of Shareholders for approval./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 03 TO THE GENERAL MEETING OF SHAREHOLDERS

Report on 2024 Business Performance and 2025 Business Plan

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval:

1. The 2024 Business Performance Report of the Company;
2. The 2025 Business Plan with the following targets:

No.	Target	2025 Business Plan
1	Net revenue from sales and service provision (VND billion)	800
2	Profit after tax of the parent company (VND billion)	340

3. Authorize the Board of Directors to decide in detail on the restructuring of the Company's asset portfolio (including joint ventures, partnerships, acquisitions, and asset sales) in accordance with regulations and to perform necessary actions to achieve the proposed business results.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 04 TO THE GENERAL MEETING OF SHAREHOLDERS

Approval of the 2024 Separate and Consolidated Financial Statements audited by Ernst & Young Vietnam Co., Ltd.

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

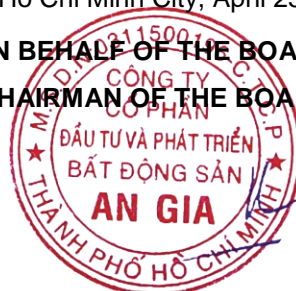
The 2024 Separate and Consolidated Financial Statements of the Company have been audited by Ernst & Young Vietnam Co., Ltd. The audit fees incurred for auditing the financial statements of An Gia and its subsidiaries and associates in 2024 amounted to VND 2,109,000,000 (excluding VAT). The report has been presented at the meeting and published on the Company's website, the Stock Exchange website, the State Securities Commission, and other mass media.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the full text of the 2024 Separate Financial Statements and the 2024 Consolidated Financial Statements audited by Ernst & Young Vietnam Co., Ltd.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 05 TO THE GENERAL MEETING OF SHAREHOLDERS

Selection of the Auditing Firm for the 2025 Financial Statements

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertore Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

The Board of Directors of An Gia Real Estate Investment and Development Joint Stock Company respectfully submits to the 2025 Annual General Meeting of Shareholders for approval the principles and proposals for selecting an independent auditing firm to audit the 2025 financial statements of the Company as follows:

1. Principles and guidelines for selecting an independent auditing firm:
 - Auditing firms with reputable operations in Vietnam, approved by the State Securities Commission to audit organizations and enterprises with public interests;
 - Auditing firms with highly specialized auditors, prioritizing those with extensive experience in auditing businesses in the real estate investment and development sector;
 - No conflicts of interest;
 - Reasonable fees suitable for the scope of auditing required by An Gia.
2. Reasonable fees suitable for the scope of auditing required by An Gia:
 - (i) Ernst & Young Vietnam Co., Ltd.;
 - (ii) PricewaterhouseCoopers Vietnam Co., Ltd.;
 - (iii) KPMG Co., Ltd.;
 - (iv) Deloitte Vietnam Co., Ltd.;

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 06 TO THE GENERAL MEETING OF SHAREHOLDERS

Remuneration of the Board of Directors for 2025

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

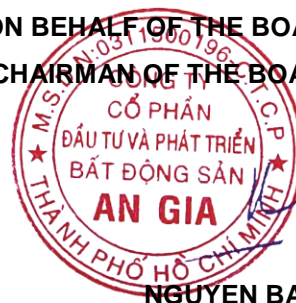
The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the remuneration of the Board of Directors for 2025 as follows:

1. Remuneration of the Board of Directors for 2025: VND 1,100,000,000 (One billion one hundred million Vietnamese Dong);
2. Authorize the Board of Directors to distribute the remuneration to its members in accordance with regulations and the budget.

The Board of Directors respectfully submits to the General Meeting of Shareholders/.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 07 TO THE GENERAL MEETING OF SHAREHOLDERS

Profit Distribution Plan

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

Based on the audited figures by Ernst & Young Vietnam Co., Ltd., the accumulated undistributed profit after tax as of December 31, 2024, of the Company is VND **1,291,766,446,760**.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the plan to retain the entire accumulated distributable profit after tax for the Company's investment and project development activities and authorize the Board of Directors to decide on details and organize the implementation and execution of necessary tasks related to retaining the entire accumulated after-tax profit for the Company's production and business activities.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN OF THE BOARD OF DIRECTORS



NGUYEN BA SANG

PROPOSAL NO. 08 TO THE GENERAL MEETING OF SHAREHOLDERS

Amendment of the Company Charter and Issuance of a New Charter

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval the amendment and supplementation of the Company Charter as follows:

- Amend and supplement specific provisions of the Company Charter:

Clause	Current Charter	Amended Charter	Basis/Reason
Article 4.	Article 4. Legal Representative of the Company The Company has one (01) legal representative. The Chairman of the Board of Directors is the legal representative of the Company. The legal representative has the authority to represent the Company in exercising the rights and obligations arising from the Company's transactions, to represent the Company as a plaintiff, defendant, or person with related rights and obligations before Arbitration, Courts, and other rights and obligations as prescribed by law.	Article 4. Legal Representative of the Company The Company has one (01) legal representative. The legal representative of the Company is either the Chairman of the Board of Directors or the General Director. The specific title of the legal representative is determined by the Board of Directors based on the Company's operational needs at any given time. The legal representative has the authority to represent the Company in exercising the rights and obligations arising from the Company's transactions, to represent the Company as a plaintiff, defendant, or person with related rights and obligations before Arbitration, Courts, and other rights and obligations as prescribed by law.	Adjusted to align with the company's operations at any given time

Clause	Current Charter	Amended Charter	Basis/Reason
Article 15.2.a	15.2 The Annual and Extraordinary General Meetings of Shareholders discuss and approve decisions on the following matters: a. Approve the Company's annual business plan; audited annual financial statements; profit distribution; establishment and use of funds; dividend levels for the fiscal year; reports of the Board of Directors and individual Board members; and the Audit Committee's self-assessment report on its performance.	15.2 The Annual and Extraordinary General Meetings of Shareholders discuss and approve decisions on the following matters: a. Approve the Company's annual business plan; audited annual financial statements; profit distribution; establishment and use of funds; dividend levels for the fiscal year; reports of the Board of Directors and individual Board members; and the Report of the Independent Board Member in the Audit Committee.	Adjusted to comply with the provisions of Article 284, Decree No. 155/2020/ND-CP

- Approve the new Company Charter (including the amended and supplemented provisions). The new Charter will take effect from the date of approval by the General Meeting of Shareholders and will replace the Charter approved by the General Meeting of Shareholders on May 25, 2023, along with its appendices (if any).

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN BA SANG

PROPOSAL NO. 09 TO THE GENERAL MEETING OF SHAREHOLDERS

Amendment of the Internal Corporate Governance Regulations and Issuance of New Internal Corporate Governance Regulations

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval the amendment and supplementation of the Internal Corporate Governance Regulations as follows:

1. Amendment of the Internal Corporate Governance Regulations:

Clause	Current Internal Corporate Governance Regulations	Current Internal Corporate Governance Regulations	Reason
2.2.7	<p>2.2.7 Conditions for Conducting</p> <ul style="list-style-type: none"> - The General Meeting of Shareholders shall be conducted when the attending shareholders represent at least fifty percent (50%) of the total voting shares. - If the required number of representatives is not present within sixty (60) minutes from the scheduled opening time, the convener shall cancel the meeting. The General Meeting of Shareholders must be reconvened within thirty (30) days from the intended date of the first meeting. The second General Meeting of Shareholders shall only be conducted when the attending shareholders represent at least thirty-three percent (33%) of the total voting shares. - If the second meeting cannot be conducted due to insufficient representatives within sixty (60) minutes from the scheduled opening time, a third General Meeting of Shareholders may be convened within twenty (20) days from the intended date of the second meeting. In this case, the meeting shall be conducted regardless of the total voting shares of the attending shareholders, shall be deemed valid, and shall have the authority to decide on all 	<p>2.2.7 Conditions for Conducting</p> <ul style="list-style-type: none"> - The General Meeting of Shareholders shall be conducted when the attending shareholders represent more than fifty percent (50%) of the total voting shares. - If the required number of representatives is not present within sixty (60) minutes from the scheduled opening time, the convener shall cancel the meeting. The General Meeting of Shareholders must be reconvened within thirty (30) days from the intended date of the first meeting. The second General Meeting of Shareholders shall only be conducted when the attending shareholders represent at least thirty-three percent (33%) of the total voting shares. - If the second meeting cannot be conducted due to insufficient representatives within sixty (60) minutes from the scheduled opening time, a third General Meeting of Shareholders may be convened within twenty (20) days from the intended date of the second meeting. In this case, the meeting shall be conducted regardless of the total voting shares of the attending shareholders, shall be deemed valid, and shall have the authority to decide 	Adjusted to align with Article 19 of the Charter and Article 145 of the Enterprise Law 2020

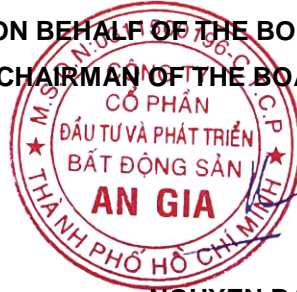
	matters proposed for approval at the first General Meeting of Shareholders.	on all matters proposed for approval at the first General Meeting of Shareholders.	
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2. Approve the new Internal Corporate Governance Regulations of the Company (including the amended and supplemented provisions). The new Internal Corporate Governance Regulations will take effect from the date of approval by the General Meeting of Shareholders and will replace the Internal Corporate Governance Regulations approved by the General Meeting of Shareholders on May 25, 2023, along with its appendices (if any).

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS



NGUYEN BA SANG

PROPOSAL NO. 10 TO THE GENERAL MEETING OF SHAREHOLDERS

Resignation of a Board of Directors Member for the 2024–2029 Term

According to:

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government, detailing the implementation of certain provisions of the Securities Law;
- Charter of Anpertoire Real Estate Investment and Development Joint Stock Company, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations;
- Internal Corporate Governance Regulations, approved by the General Meeting of Shareholders on May 25, 2023, and amended in accordance with legal regulations.

Resignation of a Board of Directors Member for the 2024–2029 Term:

On April 25, 2025, the Company received a resignation letter from Mr. Louis T Nguyen for the position of Board of Directors member for the 2024–2029 term. The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the resignation of Mr. Louis T Nguyen as a Board of Directors member. The resignation will take effect upon and from the date of approval by the 2025 Annual General Meeting of Shareholders.

Upon approval of Mr. Louis T Nguyen's resignation, the Board of Directors of An Gia Real Estate Investment and Development Joint Stock Company for the 2024–2029 term will operate with the remaining three members and will continue to comply with the regulations on the Board of Directors' structure under current laws and the Company Charter.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, April 25, 2025

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

